

BOARD OF ADJUSTMENT
A * G * E * N * D * A

Study Session/Luncheon **Wednesday, August 26, 2015**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, August 26, 2015**
1:30 p.m., Mayor and Council
Chambers, City Hall,
255 West Alameda Street

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Larry Chavez
- () Carolyn Eldridge
- () Ezekiel Gebrekidane
- () Alán Huerta
- () Mark Jones
- () Frank Mascia

NEW CASE

C10-15-04 POBLOSKE RESIDENCE GARAGE / MATTHEW POBLOSKE /
8501 EAST WOODLAND ROAD, SR

The applicant's property is an approximately 3.35 acre lot zoned SR "Suburban Ranch". The property is developed with a single-family residence, detached guest quarters, and a detached storage building. The applicant proposes to construct a 1,600 square-foot detached accessory structure (garage). The proposed construction triggers compliance with Tucson *Unified Development Code (UDC)* sections applicable to the new construction. *UDC* Sections applicable to this project include, but are not limited to, Section 4.7.4 and Table 4.8-1 which provides the criteria for residential development in the SR zone and Section 6.6.3 which provides the development standards applicable to all accessory structures in a residential zone. The applicant is requesting variances to allow construction of the garage in excess of the maximum allowable height; and to allow the combined total gross floor area of all accessory structures (200 square feet or larger) to exceed 50% of the combined total gross floor area of the principal structure, all as shown on the submitted plans.

**C10-15-05 PLATOSA LLC COMMERCIAL STABLES / PLATOSA LLC / 8750 EAST
WOODLAND ROAD, SR**

The applicant's property is an approximately 9.02 acre lot zoned SR "Suburban Ranch". The property is developed with a pecan farm, a single-family residence, and commercial stables consisting of a hay barn, horse barns, arena and other structures. The property is nonconforming for minimum lot size for the commercial stables use as well as development standards associated with the existing uses including, but not limited, to landscaping, screening and surfacing. The applicant is seeking the necessary zoning approvals to allow the commercial stables use to function as it exists. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.4 and Table 4.8-1 which provides the criteria for commercial stables in the SR zone, Table 6.3-1.b which provides the minimum lot size requirements applicable to the use, Sections 7.4.6 and 7.8 which provides the criteria for driveways and pedestrian pathways. The applicant is requesting variances to allow a reduced lot size for the commercial stables use; to allow the continued use of compacted decomposed granite for all internal vehicular travel lanes; and to allow the continued use of existing pedestrian access and circulation with modified surface materials and widths, in lieu of providing access and circulation in accordance with standards, all as shown on the submitted plans.

**CLOSE PUBLIC HEARING
OTHER BUSINESS:**

- A. Findings Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment